

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY RE: TENTATIVE DESIGNATION OF THE BRICKLAYERS AND LABORERS NON-PROFIT HOUSING CORPORATION IN LIEU OF IMMOBILIARE NEW ENGLAND, A LIMITED PARTNERSHIP, AS REDEVELOPER OF BUILDING 104 IN THE CHARLESTOWN NAVY YARD, CHARLESTOWN URBAN RENEWAL AREA PROJECT NO. MASS. R-55.

WHEREAS, the Boston Redevelopment Authority, (hereinafter referred to as the "Authority"), has entered into a contract for loans and capital grants with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance in the hereinafter identified project; and

WHEREAS, the Urban Renewal Plan for the Charlestown Urban Renewal Area. Project No. Mass. R-55, (hereinafter referred to as the "Project Area"), has been duly reviewed and approved in full compliance with local, State, and Federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of projects with federal financing assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion, or national origin; and

WHEREAS, the BRICKLAYERS AND LABORERS NON-PROFIT HOUSING CORPORATION has expressed an interest in and submitted a satisfactory proposal for the development of Building 104 in Charlestown, MA; and

WHEREAS, the Authority is cognizant of Chapter 30, Sections 61 through 62H of the Massachusetts General Laws, as amended, with respect to minimizing and preventing damage to the environment; and

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That the BRICKLAYERS AND LABORERS NON-PROFIT HOUSING CORPORATION, in lieu of IMMOBILIARE NEW ENGLAND, a Limited Partnership, be and hereby is Tentatively Designated as Redeveloper of Building 104, located in the Charlestown Urban Renewal Area, Charlestown, City of Boston, subject to:
 - (a) Concurrence in the proposed disposal transaction by the Department of Housing and Development:
 - (b) Publication of all public disclosures and issuance of all approvals required by the Massachusetts General Laws and Title I of the Housing Acts of 1949, as amended:

(c) Submission within Two Hundred and Seventy (270) days in a form satisfactory to the Authority of:

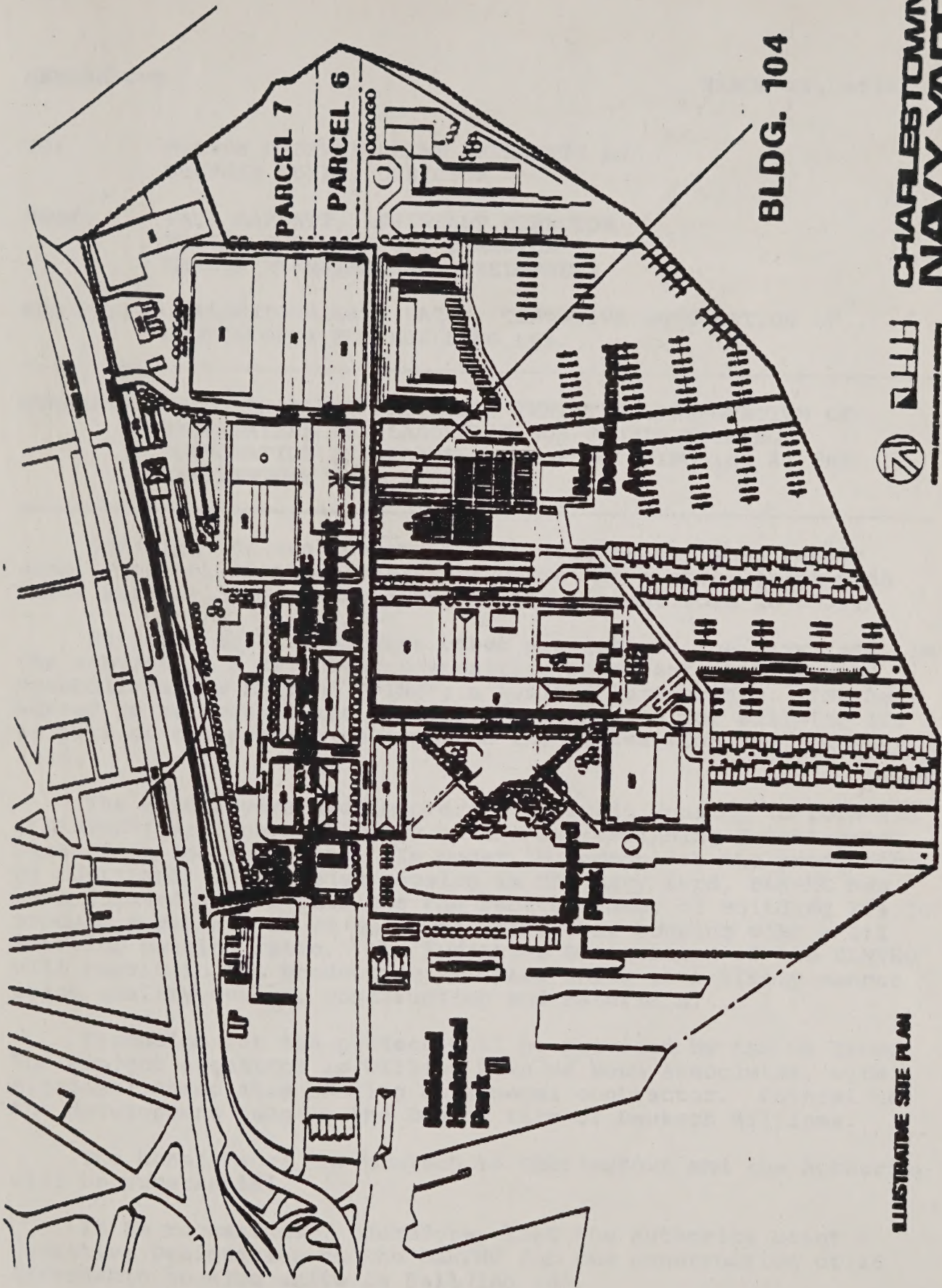
(i) Evidence of the availability of necessary equity funds, as needed; and

(ii) Evidence of firm financial commitments from banks or other lending institutions; and

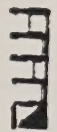
(iii) Final Working Drawings and Specifications; and

(iv) Proposed development, construction and occupancy/rental schedules.

2. That disposal of said Building 104, Charlestown by negotiation is the appropriate method of making the land available for redevelopment.
3. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment, and further, that all practicable feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.
4. That the Director be and hereby is authorized to execute appropriate documents acknowledging the right of Bricklayers and Laborers Non-Profit Housing Corporation to redevelop Building 104 in lieu of Immobiliare New England, a Limited Partnership, and is further authorized to execute a License for Early Entry.
5. That the Redeveloper be and hereby is authorized to petition to the Board of Appeals for any zoning changes that may be necessary to complete the proposed development.
6. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure" (Federal Form H-6004).



ILLUSTRATIVE SITE PLAN



CHARLESTOWN
NAVY YARD

MEMORANDUM

MARCH 29, 1990

TO: BOSTON REDEVELOPMENT AUTHORITY AND
STEPHEN COYLE, DIRECTOR

FROM: PAUL BARRETT, ASSISTANT DIRECTOR
ROBERT RUSH, DEPUTY DIRECTOR
HARBOR PLANNING AND DEVELOPMENT

SUBJECT: CHARLESTOWN NAVY YARD: TENTATIVE DESIGNATION OF
REDEVELOPER FOR BUILDING 104.

SUMMARY: THIS MEMORANDUM REQUESTS TENTATIVE DESIGNATION OF
BRICKLAYERS AND LABORER'S NON-PROFIT HOUSING
CORPORATION AS REDEVELOPER OF BUILDING 104 AT THE
CHARLESTOWN NAVY YARD.

Building 104 was constructed in 1901 as the ship repair shop. The 60,000 three-story structure has a steel frame with brick masonry, and was modified to its present form in 1939.

Building 104, along with other property in the Navy Yard, is the subject of a 1978 Land Disposition Agreement ("LDA") with Immobiliare New England ("INE") a Limited Partnership. INE has agreed to relinquish its Tentative Designation for Building 104 as part of the pending revision to the Master Plan for the Navy Yard.

The Bricklayers and Laborers Non-Profit Housing Corporation ("BLNPHC") are the developers of the award-winning Bricklayers Phase I in the Navy Yard. In order to accomplish the production of additional much needed housing in the Navy Yard, BLNPHC has come forward with a plan for the redevelopment of Building 104 to produce a minimum of 26 units of affordable housing with a 1:1 interior parking ratio. The Tentative Designation of the BLNPHC will result in the production of these units in a timely manner using quality design, construction and materials.

Financing for the project will be provided by the US Trust. The project architect is William Rawn of Rawn Associates, with Mirabassi Associates serving as general contractor. Counsel to the development team is the Boston firm of Deutsch Williams.

The benefits of the project to Charlestown and the Authority will be substantial.

It is recommended, therefore, that the Authority grant a Tentative Designation to the BLNPHC for the construction of 26 affordable housing units in Building 104.

An appropriate resolution follows: